

# Balboa Village Parking



**PROPOSED OVERNIGHT RESIDENTIAL  
PARKING PERMIT PROGRAM (RP3)**

**Q & A**

***2013***

# Questions, Comments and Answers



- **Area Questions**

- **The area isn't unique:**

- ✦ The proposed area is one of a few neighborhoods that has available public (tidelands) parking.

- **Everyone in the city would like permit parking:**

- ✦ The proximity of the public & tidelands parking lots including metered Balboa Blvd. meets Coastal Commission requirements. Other areas do not have available public parking.

- **Why thru the 600 blocks of Bay and Balboa**

- ✦ This is a unique residential neighborhood that has perpendicular cross streets up to Buena Vista./7<sup>th</sup> Street.
- ✦ Adequate size to prevent “spillover” into adjacent areas

# Questions, Comments and Answers



- **Why Have An RP3 Questions**
  - There is only a problem during the summer:
    - ✦ Winter surveys show a problem exists year round and is greatest the closer one is to the Village. Also, Balboa Fun Zone revitalization efforts promise to turn parking into a year round issue
    - ✦ Our inventories show that during off season we are at the upper end at 87% capacity of what Walker indicates is a parking problem. and with the revitalization of the village retail zone and new events that should increase if we are successful in the revitalization efforts
  - The Balboa Village and residents will benefit
    - By having a coordinated Parking Benefit District plan, parking funds can be more effectively made available for Village improvements

# Questions, Comments and Answers



- ◎ We wouldn't have a parking problem if people used their garages:
  - ✦ The city has a code enforcement program in place to address known garages that are used for storage.
  - ✦ Different than CDM we have initiated a Good Neighbor policy reporting offenders
  - ✦ 10% of our properties have no garages.
  - ✦ We have a shortage of **541** off street parking spaces if all properties conformed to current code.
- ◎ An RP3 would benefit daytime visitors
  - ◎ **Pushing the long-term visitors to parking lots will free up spots in our residential neighborhood for daytime beach goers!**

# Questions, Comments and Answers



- **Hours Question**

- **Why 4 pm to 9 am:**

- ✦ The hours allow the daytime beach goers to park for free during the hours they most desire parking.
- ✦ It allows the residents to have a place to park when they return from work at 5 pm.
- ✦ The hours direct Balboa Fun Zone employees and long-term visitors to the tidelands parking lots and makes more daytime street parking available for short-term visitors and residents
- ✦ Modifies visitors parking habits based on their need

# Questions, Comments and Answers



- **Cost questions**

- **How do we handle visitors:**

- ✦ Use one of your passes or obtain daily guest permits for parties.

- **How do we handle renters:**

- ✦ The property owner is allowed to purchase parking permits. He/she can share them with their short term renters.

- **Why not free**

- ✦ Pays for the administration costs which other cities have substantially reduced thru automation
    - ✦ Encourages residents and owners to buy only what they really need
    - ✦ Blue pole passes cost \$150

# Questions, Comments and Answers



- **Cost questions (cont'd)**

- **Why should I pay to park**

- ✦ You don't have to if you only use your garage for overnight parking
- ✦ There is value associated with having the possibility of you and your guests being able to park close to your residence
- ✦ Daily guest permits for overnight visitors are only \$1.00
- ✦ This was resident driven and the majority wants to do this

# Questions, Comments and Answers



- **How questions**

- **Policing will be too difficult**

- ✦ The recommended enforcement is “complaint driven”
- ✦ Similar to the permit parking now in place for Newport Island.
- ✦ No towing without multiple occurrences



# Questions, Comments and Answers



- **Miscellaneous Questions**

- Coastal Commission won't allow it

- ✦ They have approved a number of situations in coastal communities that are next to a commercial zone and in our case we have public parking lots

- Coastal Commission will require further study that will cost 10's of 1,000's of \$'s with consultants

- ✦ Resident Parking Committee recommends to prepare the minimum that was required for previous submissions to determine if Coastal Commission believes we meet initial requirements .

# Questions, Comments and Answers



- **Miscellaneous Questions (cont'd)**

- The reasons given aren't really problems i.e. employees, Catalina flyer, fisherman, etc.

- ✦ Every non -resident that parks long term in the West Balboa Village residential area exacerbates the problem

- **Our positions on other parking groups**

- ✦ East Village residents- Not adjacent directly to our area if problem , residents should research first
  - ✦ Balboa Island residents- Not adjacent directly to our area if problem , residents should research first
  - ✦ Moorings- Blue Passes
  - ✦ Live aboards- If minimal blue passes or one pass
  - ✦ 7th Street and beyond- Have already allowed a safety zone
  - ✦ Dock Renters- Blue poles or property owners permit
  - ✦ Bay Island- Should implement shared parking in garage rather than 2/property which leaves garage empty and maybe a limited # for the Island

# Questions, Comments and Answers



- **Miscellaneous Questions (cont'd)**

- **The Outreach has been inadequate**

- ✦ Over a year of NB Revitalization and Balboa Village CAP meetings
- ✦ Published in newspapers, online and **mailers** by the city.
- ✦ Residents Parking Group notified each resident and property owner thru mailings and flyers their opinion on resident permit parking
- ✦ CNBCA sent info to membership
- ✦ Register, Daily Pilot and Balboa Beacon have reported on it.
- ✦ Petition was door to door with a leave behind and or a mailing to non-resident owners
- ✦ Survey by the city was mailed and EVERYONE had the program information attached and referenced online with adequate time to answer a few questions = MOST OUTREACH EVER DONE

# Questions, Comments and Answers



- **Miscellaneous Questions (cont'd)**

- **Survey seemed inadequate**

- ✦ % return of the City survey was a very significant according to Destination Consulting Group which deals with survey analyses
- ✦ In the initial resident generated petition there were 58% of properties represented with a 95% in favor of a permit program
- ✦ All property owners and residents received a mailer
- ✦ More than adequate time to answer a few questions

- **The Permit Program doesn't guarantee you a parking place**

- ✦ There will be a better chance of parking closer to your residence
- ✦ With revitalization of the Village and their new planned events permit parking will protect residents from the increased visitor load